

our ref: TR/Q30321  
your ref:  
email: tim.rainbird@quod.com  
date: 11 April 2016



Head of Planning  
Liverpool City Council  
Municipal Building  
Dale Street  
Liverpool  
L2 2DH

**Submitted via Planning Portal**  
**(ref. PP-05034710)**

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**HYBRID PLANNING APPLICATION FOR COMPREHENSIVE RETAIL-LED REGENERATION COMPRISING: DEMOLITION OF EXISTING BUILDINGS AND CESSATION OF TEMPORARY AIRPORT CAR PARKING USE; FULL PLANNING APPLICATION FOR ERECTION OF 1NO. FLAGSHIP RETAIL UNIT (CLASS A1) FOR HOME BARGAINS (CLASS A1 NON-FOOD RETAIL USE WITH 30% ANCILLARY FOOD AND DRINK FOR CONSUMPTION OFF THE PREMISES AND ANCILLARY CUSTOMER CAFÉ) WITH ASSOCIATED EXTERNAL GARDEN CENTRE, 1NO. BUILDING FOR CLASS A1 RETAIL USE, AND 1NO. LEISURE/CAFÉ/RESTAURANT UNIT FOR CLASS A3 OR CLASS D2 USES ALONG WITH ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING AND ASSOCIATED HIGHWAY WORKS; OUTLINE PLANNING APPLICATION FOR UP TO 9,000 SQUARE METRES OF EMPLOYMENT USES (CLASSES B1(C), B2 AND B8) INCLUDING DETAILS OF ACCESS WITH ALL OTHER MATTERS RESERVED**

**FORMER RAYWARE SITE, SPEKE BOULEVARD, SPEKE, LIVERPOOL, SPEKE, L24 9HZ**  
**SUBMITTED ON BEHALF OF T J MORRIS LIMITED**

We are instructed by our client, T J Morris Limited, to submit the enclosed application in respect of the mixed-use retail-led regeneration scheme at the former Rayware Site, Liverpool, L11 0JA. Specifically planning permission is sought for the following development:

**“Hybrid planning application for comprehensive retail-led regeneration comprising: demolition of existing buildings and cessation of temporary airport car parking use; full planning application for erection of 1no. flagship retail unit (Class A1) for home bargains (Class A1 non-food retail use with 30% ancillary food and drink for consumption off the premises and ancillary customer café) with associated external garden centre, 1no. building for Class A1 retail use, and 1no. leisure/café/restaurant unit for Class A3 or Class D2 uses along with access and servicing arrangements, car parking, landscaping and associated highway works; outline planning application for up to 9,000 square metres of employment uses (Classes B1(c), B2 and B8) including details of access with all other matters reserved.”**



The application has been submitted using the Planning Portal (ref. PP-05034710) and includes the following information in line with the Council's validation list:

- **The Requisite planning application forms, duly completed;**
- **Certificate B & Agricultural Holdings Certificate;**
- **Article 14 Notice and Notice Cover Letter made under DMPO 2015;**
- **CIL Form, prepared by Quod;**
- **Air Quality Assessment, prepared by Encon;**
- **Flood Risk Assessment, prepared by Hydrock;**
- **Ecological Assessment, prepared by Ecology Solutions;**
- **Ground Investigation Report, prepared by Hydrock;**
- **Transport Assessment & Travel Plan, prepared by Iceni Projects;**
- **Planning & Retail Assessment, prepared by Quod;**
- **Statement of Economic Benefits, prepared by Quod;**
- **Design & Access Statement, prepared by Bracewell Sterling; and**
- **The following planning drawings, prepared by Bracewell Sterling:**

Drawing Reference	Drawing Title	Scale
<b>Outline</b>		
AL(1)001	Site Location plan	1:1250 @ A3
4098-A AL(1)002	Development Parameters Plan	1:1250 @ A3
4098-A AL(1)003	Site Access Plan	1:500 @ A3
4098-A AL(1)004	Illustrative Masterplan	1:1250 @ A3
<b>Full</b>		
AL(0)001	Site Location Plan	1:1250 @ A3
4098 AL(0)002	Existing Site Plan	1:500 @ A1
4098 AL(0)003	Proposed Site Plan	1:250 @ A0
4098 AL(0)004	Proposed Floor Plan	1:100 @ A1
4098 AL(0)005	Proposed Elevations (Unit 1)	1:200 @ A1
4098 AL(0)006	Proposed Floor Plan & Elevations (Unit 2)	1:200 @ A1
4098 AL(0)007	Proposed Plans & Elevations (Unit 3)	1:200 @ A3
4098 AL(0)008	Contextual Elevations	1:300 @ A1
4098-A AL(1)004	Illustrative Masterplan	1:1250 @ A3

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Two cheques totalling £29,204 has been sent under a separate cover letter for the requisite planning application fees. This is based on a GEA of 5,054 square metres for the full component and the site area (2.23 hectares) for the outline element of the proposals.

We trust the enclosed is sufficient for you to register and validate this planning application on receipt and without delay, and look forward to confirmation in due course. If for any reason this is not the case, please contact us immediately. We will be in contact with the relevant officer once the application is registered.

Yours faithfully,



Tim Rainbird  
Director

Enc.

cc: TJ Morris Limited